

LONE TREE CENTER

SIGN CRITERIA

Multi-Tenant and Free Standing Commercial

Amended and restated October 10, 2017

APPROVED PLAN

PERMIT NO. 02-01 A-3

RESOLUTION NO. 17-035

ACTION: APPROVED DENIED

DATE 10-10-17

SIGN CRITERIA GUIDELINES

The goal of this sign program is to insure the uniformity and consistency of the signage for the entire center.

A sign program shall be included with each individual project and submitted to the City Planning staff for review and approval prior to issuance of sign permits. Any sign application not in compliance with the sign criteria will require a modification to the overall sign criteria approved by the Planning Commission.

The following sign criteria will aid in eliminating excessive and confusing sign displays, preserve and enhance the appearance of the shopping center development, safeguard and enhance property values, and will encourage the use of quality signage which if integrated with and is harmonious to the buildings and sites that it occupies.

A. GENERAL REQUIREMENTS

1. A lessee shall submit, before fabrication, four (4) copies of the proposed signs, including one (1) copy which is to be colored, to the Lessor for approval. These drawings must include total # location, size, and style of lettering, material, type of illumination, installation details, color selection, logo design, and wall graphics, and must comply with the City of Brentwood Sign ordinance and the approved sign program.
2. All permits for signs shall be obtained and paid for by the Lessee. The Lessee shall pay for all signs and their installation and maintenance.
3. Lessee shall be responsible for the fulfillment of all requirements and specifications.
4. The size, location, design, color, texture, lighting and materials of these signs shall in no way detract from the design of the shopping center and the surrounding properties.
5. All signs, permits, drawings, and related expenses to be at Lessee's sole cost and expense.
6. Signs to be installed within thirty (30) days of delivery of premises to Lessee.
7. All signs shall be reviewed and approved by the property owner or designated representative prior to city submittal.

B. Retail Shop (See Exhibit A)

1. Each tenant is permitted one (1) wall sign area, except a corner tenant is permitted, two (2) wall signs, on different sides of the building.
2. The combined area for wall signs shall not exceed (20 %) of the front tenant space facade up to a maximum of two (200) hundred square feet.
3. The length of wall signs shall not exceed eighty (80%) percent of the length of the tenant space facade or building facade if a tenant occupies more than one building in a building.

4. Fascia signs shall be made up of open face channel letters with internally illuminated colored neon tubes. Letter returns shall be medium bronze 20 gauge sheet metal 5-inches deep, with 3/4-inch medium bronze trim caps.
5. Sign length, including the logo, shall not exceed 80 percent of shop front.

The logo shall be defined as any tenant emblem and/or graphics included in sign length and not exceeding 30' x 30" in height or length.

6. Maximum letter height not to exceed 30" inches. The landlord may allow tenant two lines of copy based upon the center's sign criteria and/or length of a business name, minimum 16" letter height with a maximum height of 30".

C. **UNDER CANOPY SIGNS (Refer to Exhibit B)**

The lessee shall install one (1) under canopy sign over the walkway in front of the premises and shall match the typical design of the retail center.

D. **BUILDING PAD SIGNS (Refer to Exhibit A)**

1. Free standing pad buildings are permitted signage on four (4) elevations for single tenant occupancy. Free standing pad buildings with two (2) or more tenants are permitted two (2) wall signs per tenant except a corner tenant is permitted up to three (3) wall signs on different sides of the building.
2. The combined area for wall signs shall not exceed (20 %) of the front tenant space facade up to a maximum of two (200) hundred square feet per building side.
3. The length of wall signs shall not exceed eighty (80%) percent of the length of the tenant space facade or building facade if a tenant occupies more than one building in a building. Sign shall be made up of open face channel letters with internally illuminated colored neon tubes or LED lighting with a maximum height of 30"

4.

E. **MAJOR TENANTS**

The provisions of this Exhibit, except as otherwise expressly provided in this Exhibit, shall not be applicable to the identification signs of markets, drug stores or other occupancy designated by the landlord as a "Major Tenant" that may be located in the shopping center, it being understood and agreed that these occupants may have their usual identification signs on their buildings, as the same exist from time to time of similar buildings operated by them in California. Provided however, there shall be no rooftop signs which are flashing, moving or audible and provided said sign is architecturally compatible and has been approved by the landlord.

F. **Free-Standing Sign**

1. One (1) site indication pylon display is permitted on each street frontage with a sign area of 75 square feet reserved for tenants copy and a maximum height of 15' feet overall height. Shopping center I. D. copy to indicate center's name market tenant name and up to two (2) additional tenants to be determined. The bottom of sign shall be not less than 3' feet above the ground.
2. One (1) site indication pylon display shall be permitted on Parcel 6 adjacent to the most westerly entrance to the shopping center with a sign area of 75 square feet reserved for tenants copy and a maximum height of 10' feet overall height. See Exhibit E Attached.
3. One (1) site indication pylon display shall be permitted on Parcel 5 adjacent to the most easterly entrance to the shopping center with a sign area of 75 square feet reserved for tenants copy and a maximum height of 10' feet overall height. See Exhibit E Attached.

G. **RESTRICTIONS**

1. Vertical copy or signs projecting perpendicular to the building are not permitted.
2. Logos or manufacturer's decal, hours of business, telephone numbers, etc., are limited to a total of 144 square inches per single door entrance. All "sale" signs, special announcements, etc. Are not permitted on exterior of interior glass. Such advertising materials must be set back 245 inches from glass surface, and all window signs are not to exceed a maximum of 25 percent total window area.
3. Advertising devices such as attraction boards, posters, banners and flags will not be permitted. Promotional banners to be utilized on a temporary basis and to be approved by the majority property owner of the retail center and consistent with the City Sign Ordinance.
4. Excerpt from City Sign Ordinance (Exhibit 'D') Section 17.640.008 is attached and hereby made a part of this Sign Criteria, Provided however that upon conflict between the terms of said excerpt and the terms contained in this Sign Criteria, the terms of this Sign Criteria shall control.
5. Exposed bulb signs are not permitted.
6. No exposed junction boxes, lamps, tubing, conduits, raceways or neon cross-overs of any type are permitted.
 7. There shall be no rooftop signs, or signs which extend above the parapet wall of the roofline of the building to which they are attached.

J. **CONSTRUCTION REQUIREMENTS**

1. Lessee is required to obtain from the City Building Department, any and all building and electrical permits.
2. Location of all openings for conduit in sign panels of building walls shall be indicated by the sign contractor on drawings submitted to Owner.
3. Each sign contractor must seal off (watertight) and touch up all mounting holes and leave premises free of debris after installation. The general contractor or Lessor is authorized to correct all such work at the expense of Lessee.

4. All signs must bear the "U.L." label, and the installation must comply with the Applicable Building and Electrical Codes.

K. **MISCELLANEOUS REQUIREMENTS**

1. Except as provided herein, no advertising placards, banners, pennants, names, insignia, trademarks or other descriptive material shall be affixed or maintained upon the glass panes and supports of the show windows and doors, or upon the exterior walls of buildings without the written previous approval of the landlord.
2. Each tenant who has a non-customer door for receiving merchandise may have uniformly applied on said door in location, as directed by the Project Architect, in three(3) inch high block letters, the tenant's name and address. Where more than one tenant uses the same door, each name and address shall be applied. Colors of letters shall match Ameritone # 189A Dark Brown.
3. Contractors installing signs are to be state registered contractors and are to have a current city business license.

end

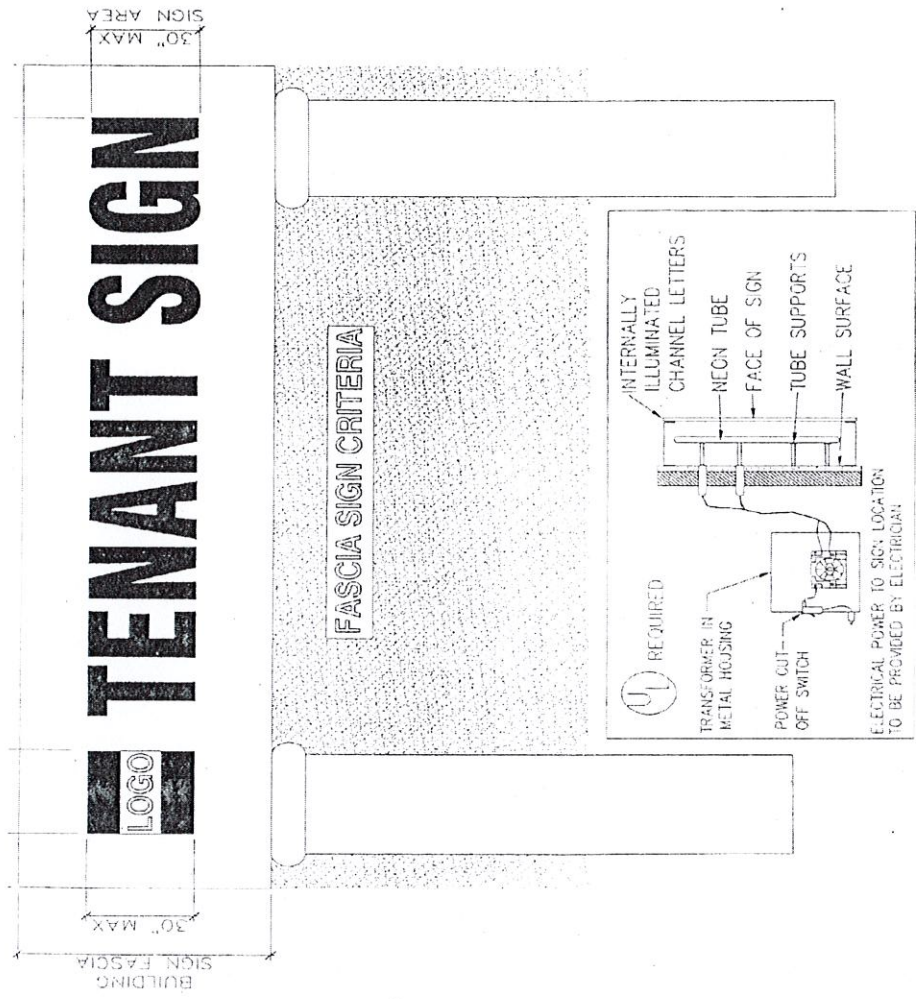
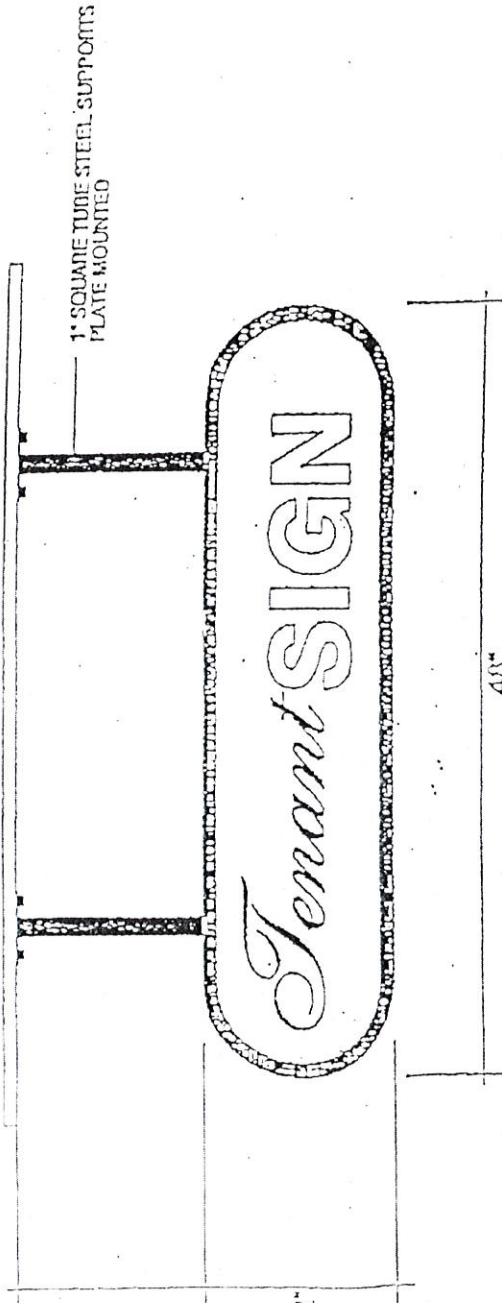


Exhibit A



DOUBLE FACED NON ILLUMINATED UNDER CANOPY SIGNS

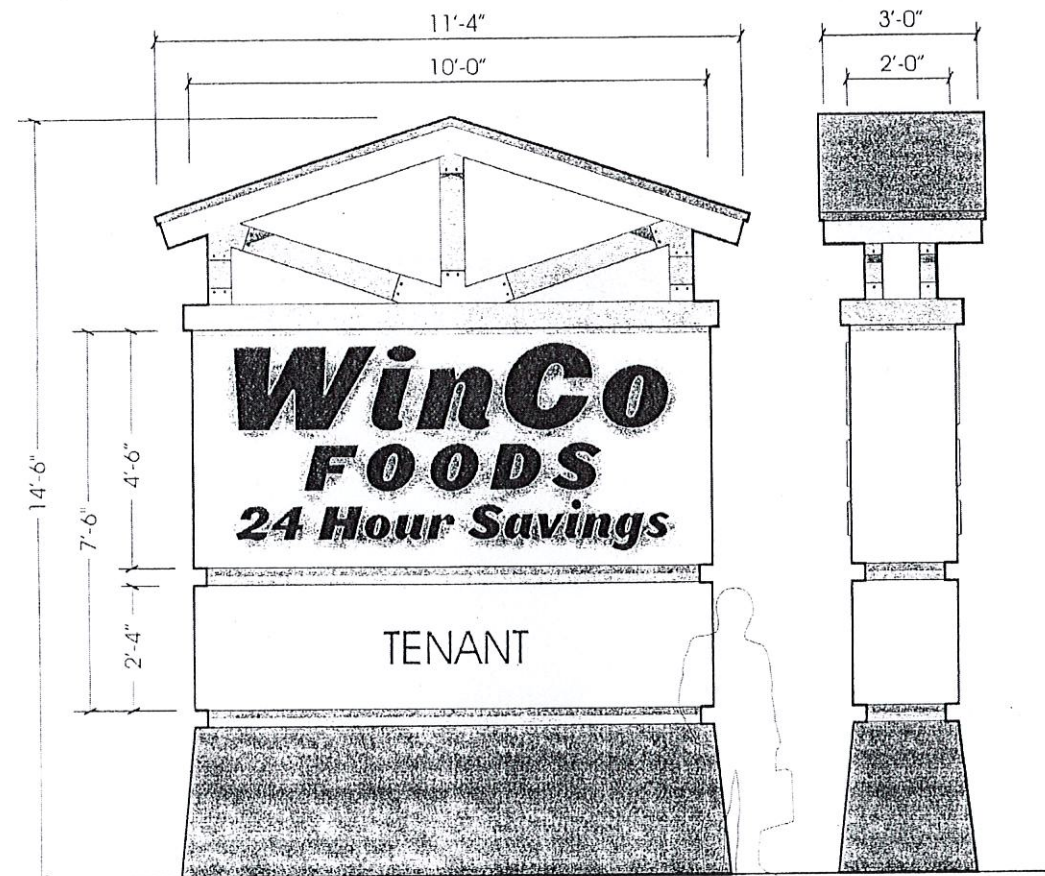
1/8" LEXAN FACES , DECORATED AS PER TENANTS CHOICE

4" DEEP SHEET METAL CABINET CONSTRUCTION, 1" X 1/2" BOX RETAINERS

CABINET & SUPPORTS PAINTED TO MATCH BUILDING

3 DRAWINGS OF PROPOSED SIGN TO BE PROVIDED TO LANDLORD FOR APPROVAL

Exhibit B



(1) NEW D/F MONUMENT

SCALE: 3/8" = 1'-0"

SIGNAGE AREA: 75.00 SQ. FEET

MANUFACTURE AND INSTALL (1) NEW MONUMENT SIGN.
 MEDIUM STUCCO FINISH PAINTED TO MATCH BUILDING COLORS.
 STANDING SEAM ALUM. ROOF WITH 3" X 6" REC. TUBE FOR DECORATIVE SUPPORTS.
 "WINCO" AND TENANT CABS INTERNAL 800M.A. FLUORESCENT LAMP ILLUMINATION
 WITH ALUMINUM FACE BACKGROUND WITH ROUTED OUT COPY.
 "WINCO" CABINET TO HAVE 1/2" CLEAR PLEX TO BE PUSHED THROUGH ALUMINUM
 B/G FOR 1/4" TO PROTRUDE ON FACE. CLEAR PLEX TO HAVE 3630-73 RED VINYL OVERLAY
 READING "WINCO FOODS". (HALO LIGHT EFFECT)



PAINTED TO MATCH
BEN MOORE 959



PAINTED TO MATCH
BEN MOORE 963



PAINTED TO MATCH
BEN MOORE 641



PAINTED TO MATCH
ICI 427



PAINT
ICI 54

EXHIBIT "C"



Image National, Inc.
An Electric Sign Company

www.imagenational.com

TITLE LOCATION		WINCO FOODS 6700 LONE TREE WAY BRENTWOOD, CA	
DATE	SALES	QUOTE	FILE NAME
8/14/02	DON C.	6592	WINCO BRENTWOOD MONUMENT COLOR

17.640.008 Permanent signs requiring a sign permit.

The permanent signs described in this section may be mounted or displayed only pursuant to a sign permit approved by the planning commission or director, as applicable, in accordance with Chapter 17.835 and the criteria and regulations stated in this section.

A. Administrative Approval Permits.

1. The following signs may be approved by the director or designee, subject to the criteria set forth in this subsection and review of compatibility of the surrounding area:

a. Management Offices at Attached Multifamily Residential Facilities. In addition to the signs allowed for individual residential dwelling units, the master unit or management office of a facility with four or more attached dwelling units may display one sign, subject to the following criteria and compatibility review.

i. The display face shall not exceed six square feet and the height shall not exceed four feet above finished grade.

ii. The sign shall be setback at least five feet from the front property line.

iii. The sign shall be freestanding or mounted on walls, fences or doors. The sign may not be attached to trees or other vegetation, or mounted on a roof.

iv. The sign shall consist of any combination of on-site commercial and/or protected non-commercial speech; general advertising for hire is prohibited.

b. Signs in Nonresidential Zoning Districts.

i. Signs subject to this section may not display off-site commercial messages or be used as general advertising for hire.

ii. Unless otherwise provided, the sign area shall not exceed one square foot of copy for each one foot of lineal public street frontage of the establishment. Where the building site is on a corner lot (but not including alleyways) the allowable sign area is increased on the basis of one square foot per lineal foot of the shorter lot line plus one-half square foot per lineal foot of the longer lot line.

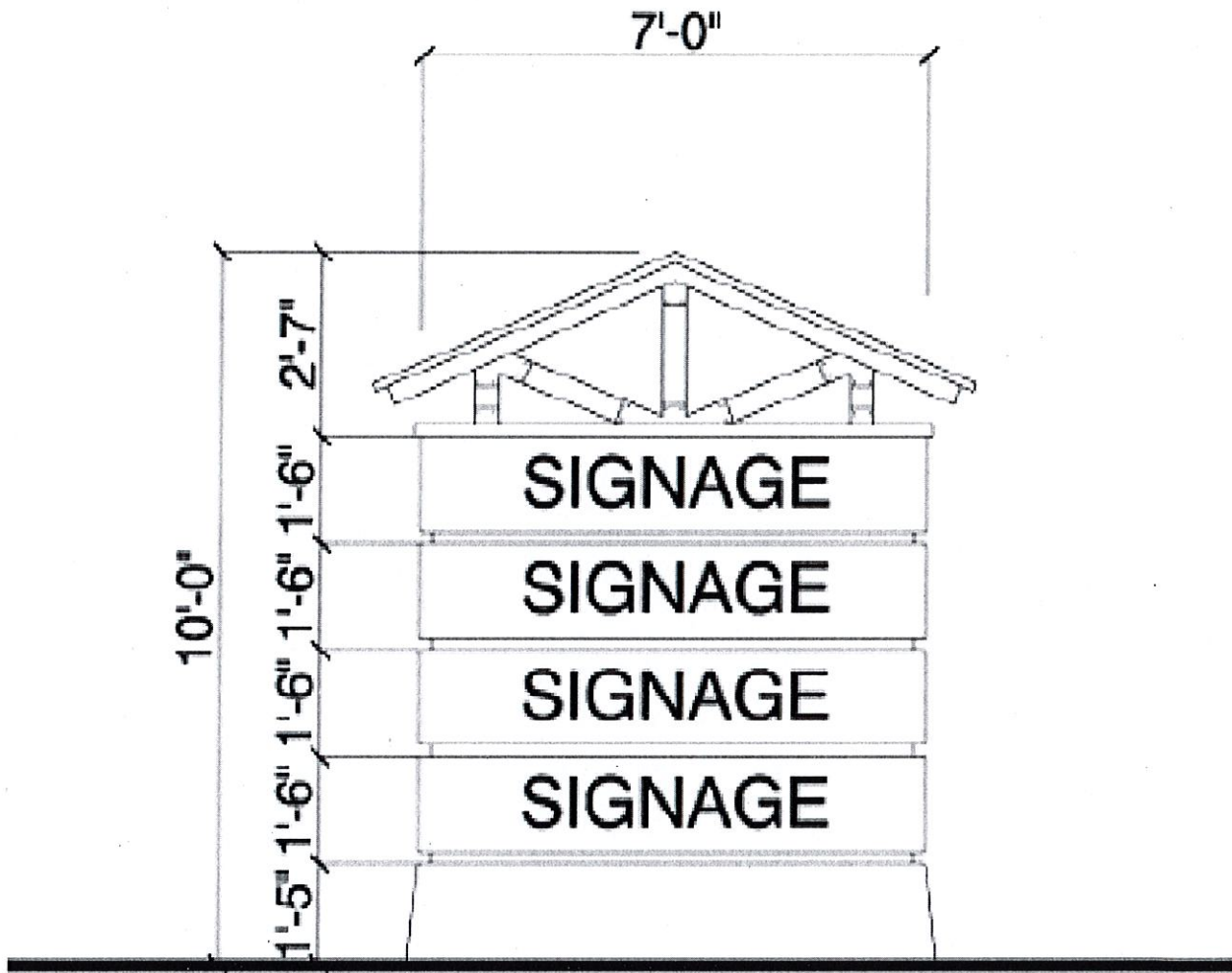
c. Vehicle Service Stations. Establishments selling motor vehicle fuel to the public may display a total sign area of one hundred fifty square feet, plus the minimum necessary to comply with the applicable provisions of state law, including Business and Professions Code 13430 et seq., 13440 et seq., and 13470 et seq.

2. General Requirements.

a. Sign Area Limits for Particular Physical Types.

- i. The total allowable sign area of a single freestanding sign shall not exceed seventy-five square feet.
 - ii. The total allowable sign area of a wall or projecting sign shall not exceed ten percent of the face of the building on which it is located.
 - iii. The total allowable sign area of permanent window signs shall not exceed more than twenty-five percent of the aggregate window area.
- b. Number of Signs. The total number of wall, projecting and freestanding signs is limited to three for each establishment. A maximum of one freestanding sign per parcel shall be allowed.
- c. Maximum Height. Freestanding signs shall not exceed eight feet in height.
- d. Sign Location.
- i. Signs may not project above any roof line or parapet.
 - ii. Signs may be located on or suspended from marquees and awnings.
 - iii. Projecting signs may be located so as to project horizontally up to three feet, except that they shall not project more than one foot into a public right-of-way, and then only as allowed by Chapter 17.645 and subject to an encroachment permit.
 - iv. Permanent window signs shall not be located within an area between three feet and five feet above grade. (Ord. 891 § 4, 2011)

Exhibit D



MONUMENT SIGN

SCALE 1/2" = 1'

EXHIBIT E